

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Kansas City**

State: **MO**

PJ's Total HOME Allocation Received: **\$45,103,087**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	7		
<u>Program Progress:</u>							
% of Funds Committed	86.84 %	95.00 %	7	94.94 %	6	9	
% of Funds Disbursed	85.42 %	88.73 %	6	84.35 %	41	43	
Leveraging Ratio for Rental Activities	5.1	3.55	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	66.60 %	92.62 %	7	81.38 %	16	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	51.23 %	74.70 %	6	68.05 %	17	21	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	61.40 %	69.64 %	7	79.65 %	8	11	
% of 0-30% AMI Renters to All Renters***	13.60 %	32.87 %	7	44.76 %	5	7	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	98.68 %	98.20 %	3	94.31 %	54	52	
<u>Overall Ranking:</u>			In State:	7 / 7	Nationally:	14	18
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$30,518	\$23,633		\$25,245	228 Units	17.10 %	
Homebuyer Unit	\$21,499	\$12,177		\$14,395	1,105 Units	82.70 %	
Homeowner-Rehab Unit	\$20,507	\$11,298		\$20,186	3 Units	0.20 %	
TBRA Unit	\$0	\$4,849		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kansas City MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$75,257	\$76,368	\$47,815
State:*	\$118,677	\$78,680	\$15,343
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	4.9	37.9	0.0	0.0
Black/African American:	91.6	52.1	100.0	0.0
Asian:	0.0	0.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	0.0
Asian/Pacific Islander:	0.0	2.7	0.0	0.0

ETHNICITY:

Hispanic	3.6	4.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	47.6	35.4	0.0	0.0
2 Persons:	26.2	21.3	100.0	0.0
3 Persons:	14.2	18.8	0.0	0.0
4 Persons:	9.3	14.1	0.0	0.0
5 Persons:	2.2	5.9	0.0	0.0
6 Persons:	0.0	2.7	0.0	0.0
7 Persons:	0.4	1.3	0.0	0.0
8 or more Persons:	0.0	0.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.1	36.5	33.3	0.0
Elderly:	23.1	2.0	66.7	0.0
Related/Single Parent:	36.9	34.4	0.0	0.0
Related/Two Parent:	5.8	20.1	0.0	0.0
Other:	3.1	7.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	4.4	0.1 [#]
HOME TBRA:	8.9	
Other:	6.7	
No Assistance:	80.0	

of Section 504 Compliant Units / Completed Units Since 2001 63

* The State average includes all local and the State PJs within that state

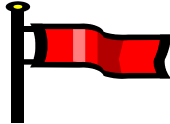
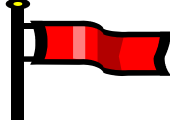
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kansas City State: MO Group Rank: 14
(Percentile)
State Rank: 7 / 7 PJs Overall Rank: 18
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	66.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	51.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	61.4	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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